

IMPLEMENTATION SUMMARY

The Takoma Central District Plan is a practical starting point, not the final word, for revitalizing the Central District. As the community and city begin implementation, the plan will require the continued involvement and responsiveness of community residents and commercial, institutional and government partners - and a willingness to make things happen. All partners must actively participate to achieve positive change.

Revitalization Implementation Plan

A Revitalization Implementation Plan has been developed to initiate action on the revitalization strategies outlined in the Takoma Central District Plan (see [Table G](#) below). To achieve consistency and easy reference to the plan document, the Implementation Plan is organized according to the five revitalization components described in the plan:

- Historic Preservation
- Market Economics
- Land Use
- Transportation
- Urban Design

Each of the five revitalization components contains all of the revitalization strategies included in the plan document. The revitalization strategies have been further divided into **Guidelines** and **Action Items**:

- **Guidelines** are revitalization strategies that will direct the planning and implementation of public investment and the review of private development proposals on specific sites throughout the Central District. These guidelines will be used as an important tool for District-initiated enhancements and in the city's development review processes.
- **Action Items** are those specific revitalization strategies that can be acted upon and implemented by various city agencies and other community partners. Proposed timeframes for implementation of these action items are included to help direct and gauge progress.

The Office of Planning will provide general coordination of plan implementation in partnership with Takoma citizens and other stakeholders.

Table G**Revitalization Implementation Plan**

1.0	Historic Preservation				
	Guidelines				
1.a	<ul style="list-style-type: none"> Recognize and respect Takoma's rich heritage as an integral part of all revitalization, urban design and marketing strategies and initiatives 				
	Action Items	Partners & Resources	Timeframe		
			Year 1 (FY02)	Year 2 (FY03)	Year 3 (FY04) Long Range
1.1	<ul style="list-style-type: none"> Complete a neighborhood property survey to investigate the historic potential of areas and individual properties surrounding the existing historic district 	OP, Historic Takoma	X		
1.2	<ul style="list-style-type: none"> Promote availability of Federal historic preservation tax credit program for certified rehabilitation projects and initiate legislative action to provide property tax credits for renovation of owner-occupied residential properties in the Takoma Park Historic District 	OP, Historic Takoma	X	X	
1.3	<ul style="list-style-type: none"> Update design guidelines (Kresscox/Sulton Campbell, 1986) for the historic district to better reflect today's market conditions and rehabilitation techniques 	OP	X	X	
1.4	<ul style="list-style-type: none"> Improve signage for DC's Takoma Park Historic District, coordinated with the adjacent historic district in Takoma Park, Maryland 	OP, Historic Takoma, CTP	X	X	
1.5	<ul style="list-style-type: none"> Develop and market a joint DC/MD historic walking tour in coordination with other historic preservation and cultural heritage programs (such as DC Heritage Tourism Council) 	OP, Historic Takoma		X	
1.6	<ul style="list-style-type: none"> Develop and implement a marketing plan that emphasizes the historic charm, cultural heritage and history of the Takoma community 	DCMC, OP, Historic Takoma		X	
2.0	Market Economics				
	Guidelines				
2.a	<ul style="list-style-type: none"> Target initial public and private investment in the Takoma Central District towards projects and locations that can encourage and leverage other new private development 				
2.b	<ul style="list-style-type: none"> Use the relatively large, available and publicly owned parcel at the Metro station site as a key location to accommodate substantial new near-term investment in the Takoma Central District 				
	Action Items	Partners & Resources	Timeframe		
			Year 1 (FY02)	Year 2 (FY03)	Year 3 (FY04) Long Range
2.1	<ul style="list-style-type: none"> Organize a business management group or non-profit community development corporation (preferably inter-jurisdictional) to deal with issues such as beautification, tenant recruitment, property owner negotiations and marketing 	Businesses, DMPED, OP, CTP	X	X	

2.2	▪ Investigate a zoning overlay district that ensures retention and establishment of small to moderate scale ground floor retail uses in a continuous pattern along Carroll Street	OP, OZ, property owners	X	X		
2.3	▪ Investigate incentives to improve/develop key parcels and determine which incentives provide the largest pay-off	DMPED, OP	X	X		
2.4	▪ Address vacant/abandoned properties through targeted code enforcement	Ward 4 NSI Core Team	X			
3.0	Land Use					
	Guidelines					
3.a	▪ Accommodate near-term housing demand at key opportunity sites that are most appropriate for residential and mixed use development					
3.b	▪ Encourage redevelopment of light industrial areas and key vacant sites to accommodate additional longer-term housing development					
3.c	▪ Enhance the Metro station site with a signature open space as a focal point for the Takoma Central District					
3.d	▪ Retain and strengthen the Takoma Central District as a mixed-use neighborhood					
3.e	▪ Focus initial near-term actions on five priority redevelopment sites					
3.f	▪ Encourage development of shared parking with Metro and other key landowners in locations that can better support the overall commercial district					
	Action Items	Partners & Resources	Timeframe Year 1 Year 2 Year 3 Long (FY02) (FY03) (FY04) Range			
3.1	▪ Concentrate retail activities in key opportunity sites and areas along Carroll Street and 4 th Street by establishing a zoning overlay district along these corridors to require retention and establishment of ground floor retail uses	OP, OZ, property owners	X	X	X	
3.2	▪ Limit negative activities and inappropriate uses through targeted rezoning, a zoning overlay district, and coordination with the Mayor's Neighborhood Action Neighborhood Services Initiative	OP, OZ, property owners, Wd 4 NSI Team	X	X	X	
4.0	Transportation					
	Guidelines					
4.a	▪ Serve transit needs first and accommodate all Metro and Ride-On services on the Takoma Metro station site					
4.b	▪ Support and incorporate Metropolitan Branch Trail options into all transportation improvements for the area to ensure good access and connections to this regional resource					
	Action Items	Partners & Resources	Timeframe Year 1 Year 2 Year 3 Long (FY02) (FY03) (FY04) Range			
4.1	▪ Under DDOT direction and in partnership with a citizen transportation task force, initiate a comprehensive traffic study for the Takoma Central District and surrounding neighborhoods to identify methods for reducing adverse impacts from commuter/cut-through traffic, reducing congestion and improving parking and pedestrian safety	DDOT, Mont. Co. DPWT, CTP, citizens	X	X		

4.2	▪ Mitigate intersection and corridor congestion on Blair Road and Carroll Street	DDOT	X	X	X	
4.3	▪ Improve pedestrian safety in the Takoma Central District with a coordinated program of physical improvements	DDOT, DPW	X	X	X	
4.4	▪ Improve parking for neighborhood residents	DDOT, DPW	X	X	X	
4.5	▪ Improve parking for local retail businesses	DDOT, DPW, businesses	X	X		
5.0	Urban Design					
	Guidelines					
5.a	▪ Create a Village Green as the Central District's Signature Open Space					
5.b	▪ Improve built edges, public frontages and retail storefronts along major commercial corridors and pedestrian connectors					
	Action Items	Partners & Resources	Timeframe			
			Year 1 (FY02)	Year 2 (FY03)	Year 3 (FY04)	Long Range
5.1	▪ Provide western entrances to Metro station in order to reknit communities east and west of the tracks	WMATA, DDOT			X	X
5.2	▪ Enhance the Metro station as a community gateway	WMATA, DDOT, DPW	X	X		
5.3	▪ Improve overall streetscape quality	DDOT, DPW, Mont. Co. DPWT, CTP	X	X	X	
5.4	▪ Increase pedestrian safety	DDOT, DPW	X	X		
5.5	▪ Establish specific redevelopment guidelines for the Metro station site <i>Note: This action item has been accomplished within the Urban Design section of this plan document</i>	OP, WMATA, DDOT	X			

ACRONYMNS

CTP = City of Takoma Park, MD

DCMC = DC Marketing Center

DDOT = DC District Division of Transportation

DMPED = Deputy Mayor for Planning and Economic Development

DPW = DC Department of Public Works

Mont. Co. DPWT = Montgomery County Department of Public Works and Transportation

NSI = DC Neighborhood Services Initiative

OP = DC Office of Planning

OZ = DC Office of Zoning

WMATA = Washington Metropolitan Area Transit Authority

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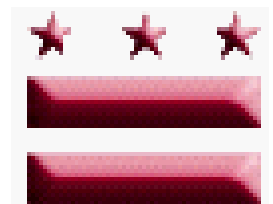
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